



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

13 Borwick Lane - Warton







## Features

- 3/4 double bedrooms
- Large detached garage and driveway
- Generous plot with lots of potential
- Sought After Village Location
- Spacious living room
- En-suite bathroom upstairs

Welcome to Larkfield, a charming 3/4 bedroom detached bungalow located in the village of Warton. This delightful home sits on a generous plot, boasting meticulously maintained gardens that create a serene and picturesque setting. As you enter through the front door, you are welcomed into the hallway. From here, you can access the inviting living room, perfect for relaxation and entertainment. The ground floor also boasts a well-equipped kitchen featuring modern appliances and ample counter space, a dining room, which can also serve as a third bedroom, offers flexibility to suit your needs and a bathroom with a spacious walk-in shower featuring elegant aqua panelling. Additionally, there is

another comfortable bedroom on this level and two convenient storage cupboards for added practicality. Ascending to the first floor, you'll find a large double bedroom with extensive deep storage, providing plenty of space for your belongings. The second bedroom features a generously sized walk-in storage cupboard and an en-suite bathroom with a Velux window, flooding the space with natural light. Outside the property, there is a beautifully landscaped, expansive garden at the rear with a generous sized lawn framed with a variety of mature trees and shrubs. Furthermore, the property boasts a large detached garage, providing substantial storage and workshop space. The village

of Warton has an active community for all ages. There is a primary school rated GOOD by Ofsted, two pubs and various social and sporting groups. The village also benefits from two churches and even a popular local brewery. The M6 motorway can be reached in under ten minutes, there are regular bus services and the famous Carnforth train station is less than 5 minutes' drive away. Carnforth offers a variety of amenities including; 3 supermarkets, doctors surgery, pharmacy, several pubs, a variety of coffee shops and takeaways, 2 primary schools rated 'Good' by OFSTED and a secondary school.



## GROUND FLOOR

### Hallway/ entrance

At the front of the property, there is a hallway entrance that warmly welcomes you inside. In the centre, another hallway provides access to all the rooms on the ground floor, as well as access to, two spacious storage cupboards.

### Living room

This spacious living room features a stunning marble hearth and surround fireplace as its centerpiece, creating a warm and inviting ambiance. Natural light floods the room through a large window that overlooks the front of the property, while two frosted glass windows add a touch of elegance and ensure privacy. The open layout provides ample space for relaxation and entertaining, making it an ideal setting for both cozy evenings and social gatherings.

### Kitchen

The kitchen can be accessed from the hallway and a side door leading to the garden. It features dual aspect windows overlooking the driveway and garden. The cream wall and base units are complimented by stylish worktops and tiles above. The kitchen is equipped with an oven combination microwave, a dishwasher, an under-counter fridge and freezer, a washing machine and an electric hob with a fan above.





#### Bathroom

Located off the hallway, this spacious bathroom boasts a large, mains-fed walk-in shower with elegant aqua panelling. Two frosted glass windows allow the space to be bright while maintaining privacy. The room is equipped with a wash basin with storage underneath, a modern W/C, and a heated towel rail.

#### Bedroom 3./ dining room

This versatile room can be utilized as either a third large double bedroom or a separate dining room. Overlooking the beautiful rear garden, it is bright and spacious. The generous size of the room provides plenty of space for comfortable living or elegant dining.

#### Bedroom 4

This inviting double bedroom is very light with space for a double bed and furniture. Positioned at the rear of the property, it offers serene views of the beautiful garden.

#### FIRST FLOOR

#### Bedroom 1

This double bedroom overlooks the front of the property and features excellent deep built-in storage. It comfortably fits a double bed and has ample space for additional furniture.

#### Bedroom 2

Bedroom two features an en-suite shower room and a large storage cupboard with access to eaves storage. The room is brightened by a Velux window, adding natural light to the space.

#### En-suite

Situated off the second bedroom, this generous en suite is half tiled and boasts a modern walk-in electric shower and a W/C. There is also access to the eaves for additional storage.

#### Garage

A large detached garage offers ample space for multiple vehicles and additional storage. It features a convenient electric up-and-over door for easy access, complemented by a side door that provides an additional access straight off the garden. Perfect for hobbies or those in need of extra storage, this garage combines functionality with convenience.

#### Externally

At the front of the property there is an elegant gravelled garden, the driveway curves around the property leading to a large detached garage, providing substantial storage and workshop space, along with ample parking for numerous vehicles. The property is adorned with mature trees and shrubs, complemented by well-maintained lawns and an inviting patio space.

#### Useful Information

Tenure - Freehold.

Council tax band - E - Lancaster City Council

Heating - Gas central heating.

What3Words location - ///agreed.diplomas.sketching



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# 13 Borwick Lane - Warton

**Ground Floor Building 1**

**Floor 1 Building 1**

**Ground Floor Building 2**

**Approximate total area<sup>(1)</sup>**

134.07 m<sup>2</sup>  
1443.12 ft<sup>2</sup>

**Reduced headroom**

3.24 m<sup>2</sup>  
34.88 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England, Scotland & Wales** EU Directive 2002/91/EC